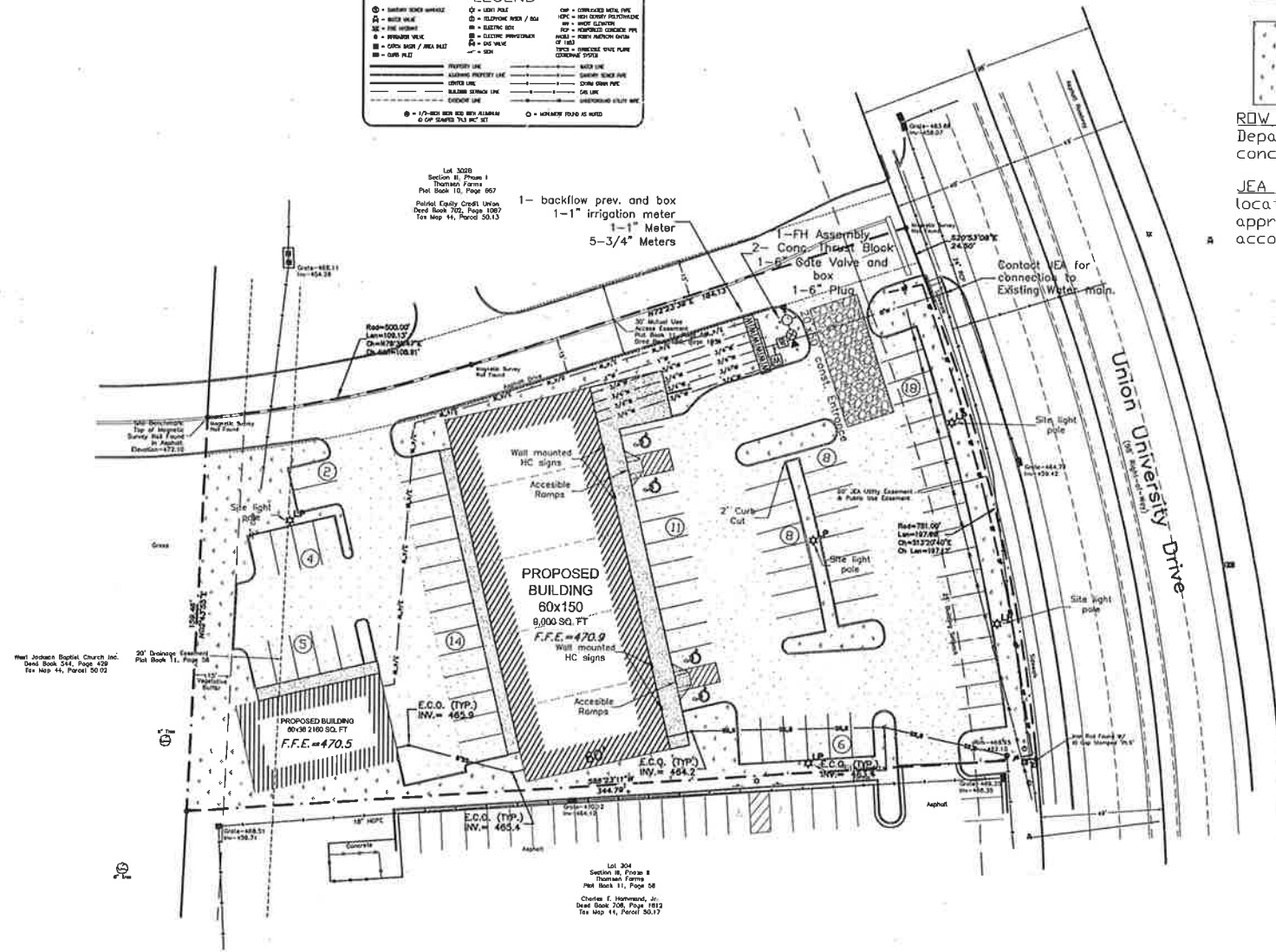


GENERAL CONSTRUCTION NOTES

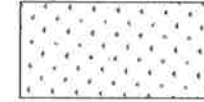
1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS BEFORE BEGINNING CONSTRUCTION.
2. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY CONSTRUCTION INSPECTION OFFICE & ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES PRIOR TO INITIATING CONSTRUCTION. SEE SPECIFIC NOTES, DRAWINGS, & DETAILS FOR MEASURES REQUIRED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ANY EXISTING ASPHALT PAVEMENT, PRIVACY FENCES AND WALLS, CONCRETE CURBS, OR SIDEWALKS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TRENCH STABILIZATION REQUIRED BY OSHA CONSTRUCTION STANDARD FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION RELATED SURVEYING, INCLUDING ALL LAYOUT AND GRADE STAKING. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR GEOTECHNICAL TESTING.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF JACKSON, TN A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
10. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY (ASTM D-98) WITHIN 3" OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED THICKNESS.
11. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND OR SODDEN AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES CALL IN ONE CALL AT 811.
13. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
14. EXISTING SITE CONDITIONS, BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY BY PLS, INC.



Light Duty Pavement



Heavy Duty Pavement



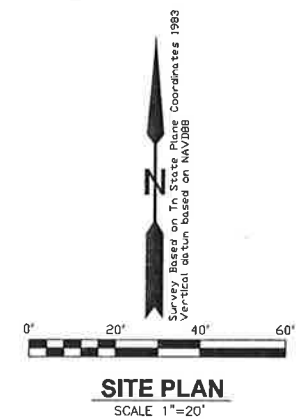
Green Space

ROW cons. Note: Contact City of Jackson Engineering Department (731-425-8220) prior to the placement of concrete in the right of way for inspection of forms.

JEA NOTE: Utility meter size and service locations to be determined on site and approved by JEA prior to installation and in accordance with all JEA standards.

GREEN SPACE

Lot Area = 1.37 Ac
Required @ 20% = 0.27 Ac
Provided = 0.29 Ac



CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby concur that the street names and addresses depicted on this site plan have been reviewed and approved by the E911 Administrative office.

Date _____ E911 Administrative office _____

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

Owner/Developer Info:

1430 TP Partners
651 Oak Hollow Blvd Suite 9
Jackson, TN 38303

Land Data:

Zoning: SD-1

Area: 1.37 Ac +/-

Floodplain Note:

A portion of this site lies within Zone X, not in the 100-

yr floodplain per Community Panel 47113C0101

Dated August 3, 2009

Total Floor Area:

Proposed: Total 11,100 SF

(includes office)

Yard Requirements:

Front: 25'

Side: _____

Rear: _____

Deed Reference:

TAX MAP 44 PARCEL 50.18

Plot Book 11 pg. 58

Intended Use:

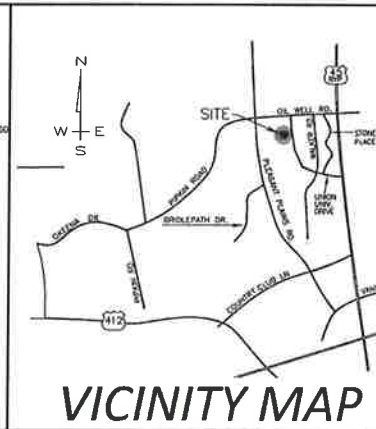
Residential

Parking Requirements:

Classified as 5 spaces per 1000 SF of floor area

Required: 11100/1000=11.1, 11.1x5=55.5 spaces

Provided: 72 regular spaces and 4 handicap



VICINITY MAP



MB CIVIL
ENGINEERING, LLC
P.O. BOX 801 759 TIMBER RIDGE DR. LEWISTON, TN 38351
VOICE 731-431-5498
ledsinger@mbcivil.net

1430 Union University Drive

11160 SF commercial site

Jackson, TN

REVISION DATES

DATE

July 13, 2016

SHEET

C-1.0

OF

5

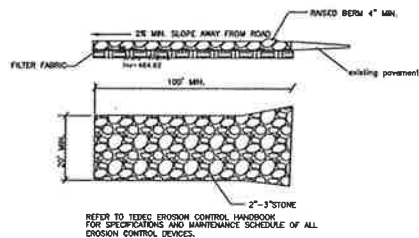
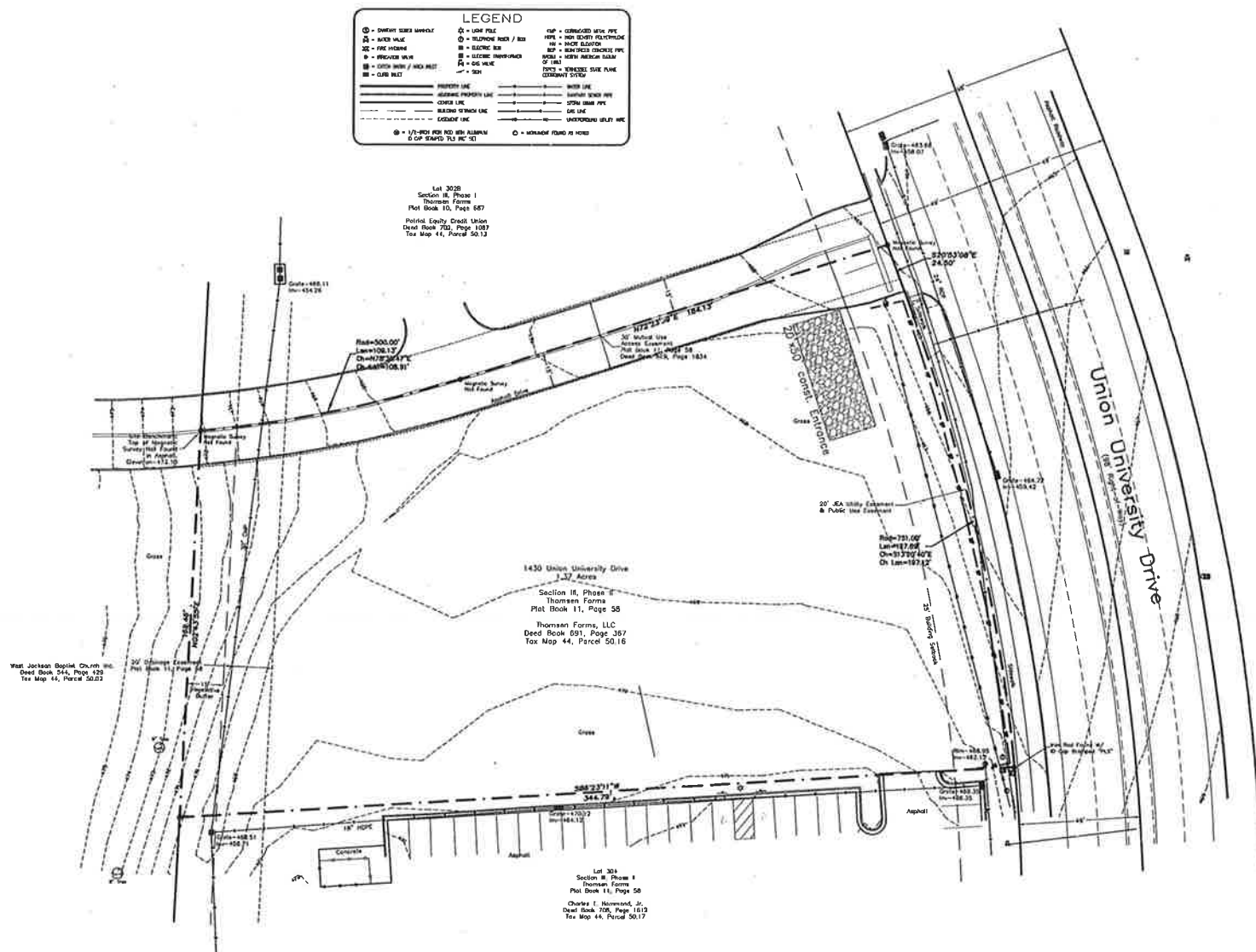
JOB No.

1. ALL NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, AND SEEDED, AND /OR SODDEN TO EFFECTIVELY CONTROL SOIL EROSION.
2. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.
3. A COPY OF THE EROSION CONTROL PLAN MUST BE AVAILABLE ON SITE FOR THE DWPC INSPECTOR ON REQUEST. SEE SUGGESTED LOCATION ON PLAN.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTH MOVING OPERATION BEGINS, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REPLACED AT THE END OF THE WORK DAY, OR PRIOR TO RAINFALL EVENTS.
5. ALL CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY NO GREATER THAN 72 HOURS APART AND SHALL MAINTAIN 50% OF ITS DESIGN CAPACITY AT ALL TIMES.
6. ALL EXCAVATING AND CLEARING SHALL BE COORDINATED TO PREVENT ANY SURFACE FROM REMAINING UNCOVERED FOR MORE THAN 15 DAYS. GRAVEL SHALL NOT BE CONSIDERED AS COVER.
7. ALL STRUCTURES AND PRACTICES SHALL BE BUILT OR PERFORMED AS PER THE TOEC EROSION AND SEDIMENT CONTROL HANDBOOK.
8. ALL AREAS USED TO TEMPORARILY STORE TOPSOIL OR OTHER ERODABLE MATERIAL SHALL BE PROTECTED FROM EROSION ACCORDING TO THE DETAIL ON THIS PLAN. IF THESE AREAS ARE TO REMAIN IN PLACE FOR LONGER THAN 15 DAYS THEY SHOULD BE SEEDD AND MULCHED TO ESTABLISH GOOD GROUND COVER.
9. ALL DITCHES ON THE PROJECT SHOULD BE STABILIZED WITH SEED AND MULCH OR EROSION CONTROL MATTING AS SOON AS FINAL GRADING OPERATIONS HAVE CEASED.

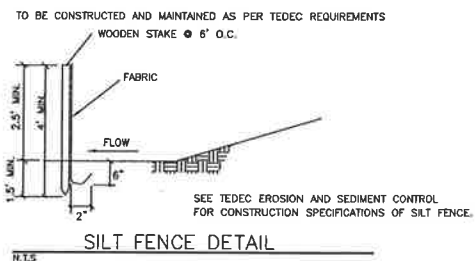
1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS SILT FROM SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT THE COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE, THROUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE THE SITE WITH THE MAXIMUM PROTECTION FROM EROSION AT ALL TIMES.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE UNTIL STABILIZATION OF ERODABLE SOILS HAS BEEN ACCOMPLISHED.

1. INSTALL CONSTRUCTION ENTRANCE/EXIT.
2. INSTALL SILT FENCE @ DOWNSLOPE AREAS.
3. COMMENCE GRADING OPERATIONS.

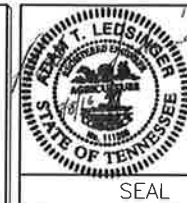
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CONSTRUCTION ENTRANCE/EXIT



SCALE 1"=20'



MB CIVIL
ENGINEERING, LLC

1430 Union University Drive

11160 SF commercial site

Jackson, Tn

PROJECT

REVISION DATES

CA

July 13, 2016

SHEET C-2.0

5

JGIM No.

GRADING AND DRAINAGE NOTES

1. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS UNDERGROUND UTILITIES, DEVICES, OR STRUCTURES), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
2. THE CONTRACTOR SHALL CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION.
5. ANY GRADED OR DISTURBED AREAS SHALL HAVE 4 INCHES OF TOPSOIL, SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
6. THE EXISTING SOIL MATERIAL HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OR DEVELOPER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
7. THIS SITE LIES WITHIN ZONE X, NOT IN THE 100 YR FLOODPLAIN, PER COMMUNITY PANEL 47113C0162Z DATED AUGUST 3, 2009.
8. A SEPARATE R.O.W. PERMIT ISSUED BY THE CITY OF JACKSON AND TDOT WILL BE REQUIRED FOR EXCAVATION AND CONSTRUCTION IN THE PUBLIC R.O.W.
9. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED AND SLOPED IN ACCORDANCE WITH ALL PROVISIONS OF THE A.D.A.
10. IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN THREE AND NO MORE THAN TEN WORKING DAYS PRIOR TO THEIR INTENDED EXCAVATION. A LIST OF THESE UTILITY OWNERS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITY OWNERS WHO PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED TOLL FREE AT 811.

GENERAL EROSION CONTROL NOTES

1. ALL NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, AND SEEDED, AND /OR SODDEN TO EFFECTIVELY CONTROL SOIL EROSION.
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EROSION CONTROL NOTES

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Grading and Erosion Control Legend

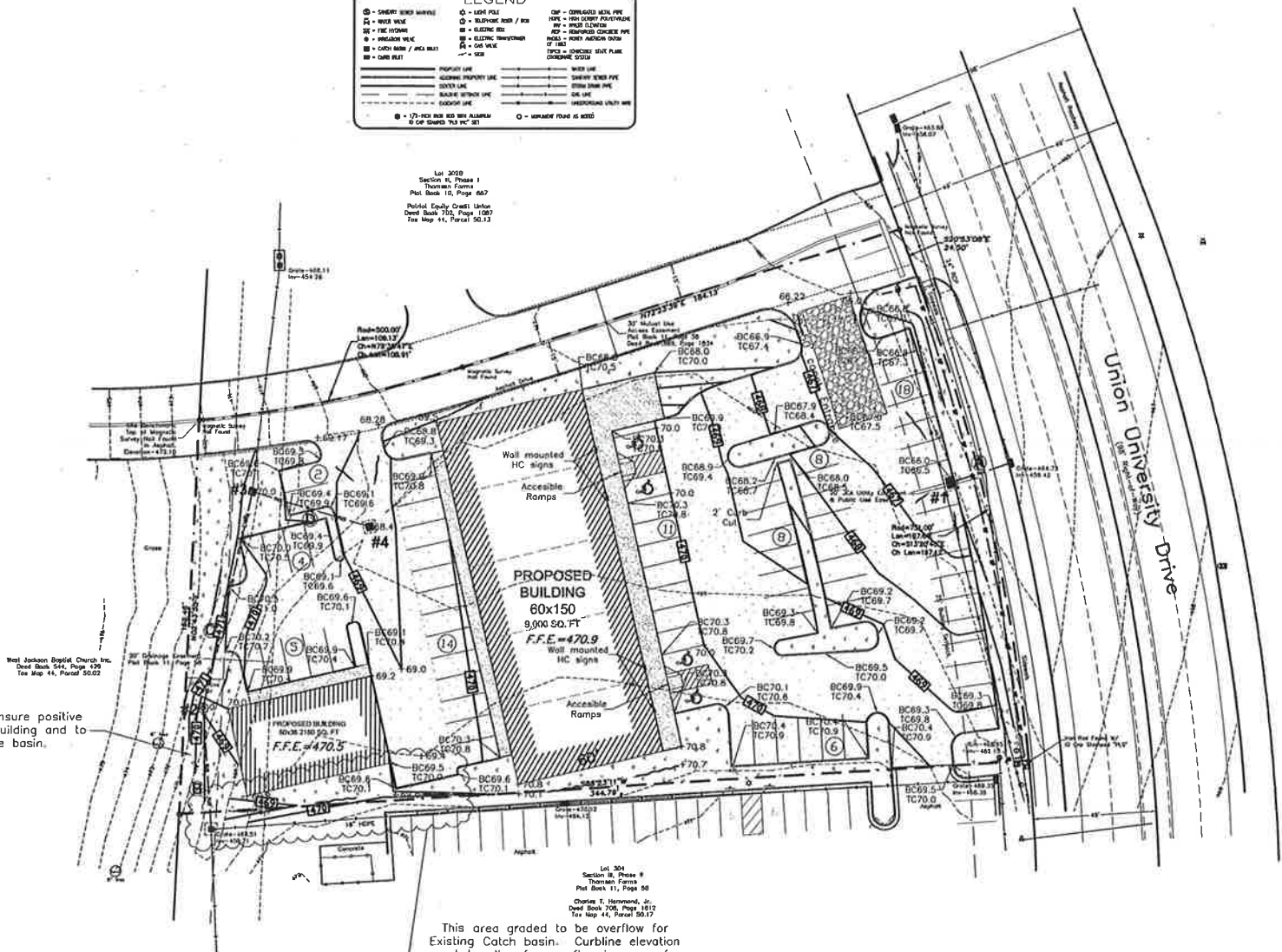
Existing Contour	--- 345 ---
Proposed Contour	--- 345 ---
Storm Structure	■
Proposed Storm	--- STM ---
Inlet Protection	□
Check Dam	—
Silt Fence	--- SF --- SF ---
Wire Backed Silt fence	--- SFB ---

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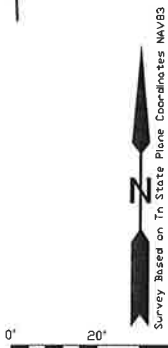
PIPE TABLE					
PIPE	SIZE/TYPE	INV. (IN)	INV. (OUT)	SLOPE %	LENGTH (FT)
A	12" HDPE	460.40	460.20	0.87	23
B	30" HDPE	459.71	458.50	2.47	49
C	30" HDPE	458.50	456.45	2.28	90
D	15" HDPE	465.50	465.00	1.00	50

DRAINAGE STRUCTURE TABLE					
STR #	T.O.C.	INV. (IN)	INV. (OUT)	DESCRIPTION	STRUCTURE NUMBER
1	466.00	-----	460.40	curb Inlet	JBS 3101
2	469.50	458.50	458.50	MH	See detail
3	470.00	456.45	456.45	catch basin	catch basin
4	468.40	-----	465.50	catch basin	catch basin

LEGEND		
<ul style="list-style-type: none"> ○ - SHORELINE MARKER □ - WOOD PILE □ - FIVE INCH □ - PRECAST CONCRETE □ - CONCRETE / PRECAST □ - CONCRETE 	<ul style="list-style-type: none"> ○ - LEAK POLE □ - BULKHEAD / BOX □ - ELECTRIC BOX □ - ELECTRIC TRANSFORMER □ - GAS VALVE □ - SEW 	<ul style="list-style-type: none"> ○ - OVERHEAD WIRE PIPE ○ - HIGH VOLTAGE POLYMER ○ - WIRE ELEVATION ○ - OVERHEAD CONCRETE PIPE ○ - OVERHEAD CONCRETE ○ - OVERHEAD CONCRETE ○ - OVERHEAD CONCRETE ○ - OVERHEAD CONCRETE ○ - OVERHEAD CONCRETE ○ - OVERHEAD CONCRETE



This area graded to be overflow for Existing Catch basin. Curbline elevation set to allow for overflow in case of drain clogging. If actual site conditions differ greatly from those shown on this plan contact the engineer.



GRADING AND DRAINAGE PLAN

SCALE 1"=20'



MB CIVIL
ENGINEERING, LLC
P.O. BOX 801 788 TIMBER RIDGE DR. LEXINGTON, TN 38301
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PROJECT 1430 Union University Drive

11160 SF commercial site

Jackson, Tn

REVISION DATES

DATE

July 13, 2016

SHEET

C-3.0

OF

5

JOB No.

Symbol	Common Name	Botanical Name	Spacing	size	Quantity
•	Nellie Steven Holly	Ilex 'Nellie R. Stevens'	6' o.c.	1 gal.	11
•	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	6' o.c.	1 gal.	96
⊙	Red Maple	Acer rubrum	As shown	3" cal.	4
⊙	Water Oak	Quercus nigra	As shown	3" cal.	4
⊙	Yoshino Cherry	Prunus x gedoensis	As shown	1.5" cal.	8

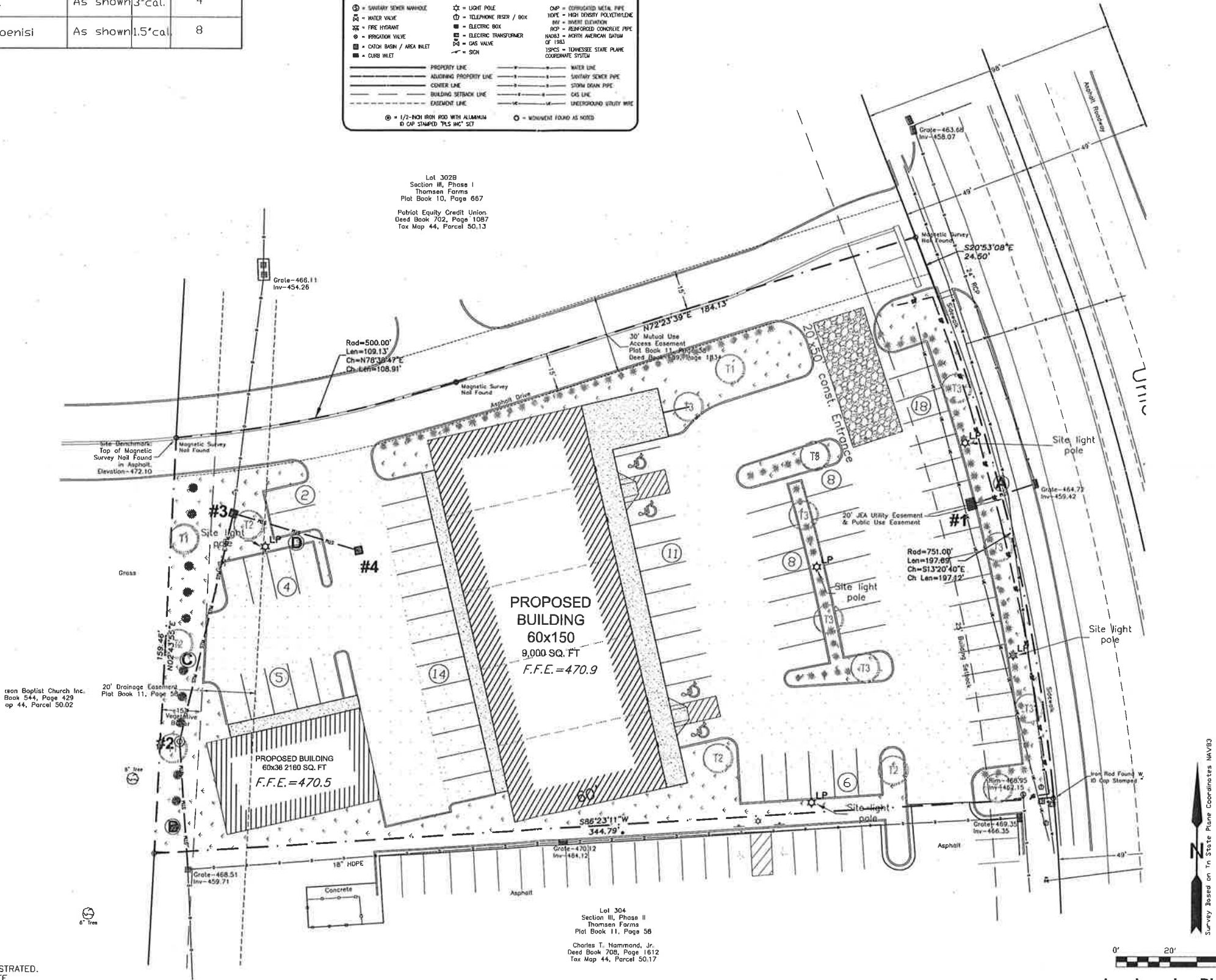
Landscaping Calculation

Lot Area = 1.37 Ac
 Required trees = 1.37x15 per acre=21 trees
 Provided= 8 @ 3" caliper and 8 @ 1.5" caliper
 Required Shrubs=1.37x75 per acre=103
 Provided= 107

LEGEND

⊙ = SANITARY SEWER MANHOLE
 ⊕ = WATER VALVE
 ⊗ = FIRE HYDRANT
 ⊕ = WINDSHIELD VALVE
 ⊕ = CATCH BASIN / AREA INLET
 ⊕ = CURB INLET
 ⊕ = LIGHT POLE
 ⊕ = TELEPHONE RISER / BOX
 ⊕ = ELECTRIC BOX
 ⊕ = ELECTRIC TRANSFORMER
 ⊕ = GAS VALVE
 ⊕ = SIGN
 ⊕ = CORRUGATED METAL PIPE
 ⊕ = HDPE POLYETHYLENE
 ⊕ = INVERT ELEVATION
 ⊕ = REINFORCED CONCRETE PIPE
 ⊕ = NORTH ARROW DATUM OF 1983
 ⊕ = TENNESSEE STATE PLANE COORDINATE SYSTEM
 ⊕ = 1/2" NON IRON ROD WITH ALUMINUM ID CAP STAMPED "PLS INC" SET
 ⊕ = MONUMENT FOUND AS NOTED

———— PROPERTY LINE
 ———— ADJUTING PROPERTY LINE
 ———— CENTER LINE
 ———— BUILDING SETBACK LINE
 ———— EASEMENT LINE
 ———— WATER LINE
 ———— SANITARY SEWER PIPE
 ———— STORM DRAIN PIPE
 ———— GAS LINE
 ———— UNDERGROUND UTILITY WIRE



THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

Survey Based on Tn State Plane Coordinates NAV83

0' 20' 40' 60'

Landscaping Planting Plan

SCALE 1"=20'

Lot 302B
 Section III, Phase I
 Thomas Farms
 Plat Book 10, Page 667
 Patriot Equity Credit Union,
 Deed Book 702, Page 1087
 Tax Map 44, Parcel 50.13

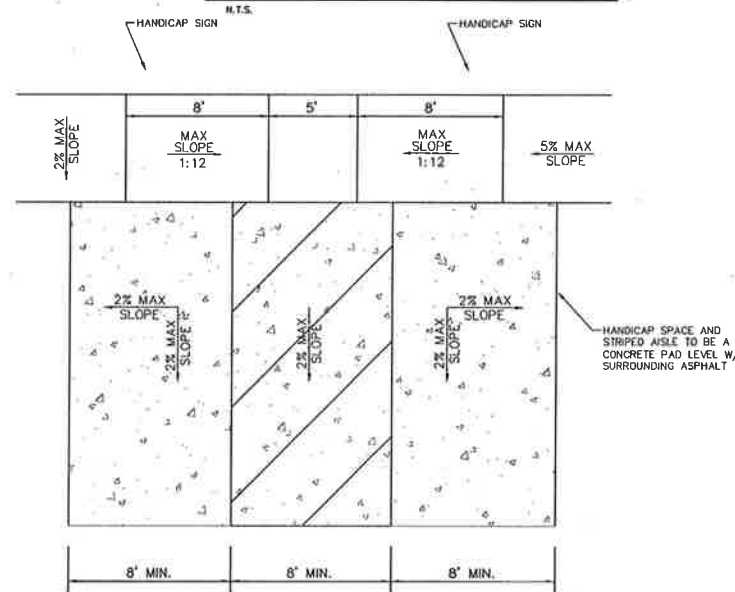
Lot 304
 Section III, Phase II
 Thomas Farms
 Plat Book 11, Page 56
 Charles T. Hammond, Jr.,
 Deed Book 708, Page 1612
 Tax Map 44, Parcel 50.17

SEAL

MB CIVIL
ENGINEERING, LLC
 P.O. BOX 891 789 TIMBER RIDGE DR. LEXINGTON, TN 38351
 VOICE: 731-431-5468 email: adam@mbcivil.net

PROJECT
 1430 Union University Drive
 11160 SF commercial site
 Jackson, Tn

REVISION DATES
 DATE July 13, 2016
 SHEET C-4.0 OF 5
 JOB No.



HANDICAP PARKING SPACE DETAIL



HANDICAP PARKING SYMBOL
NTS

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

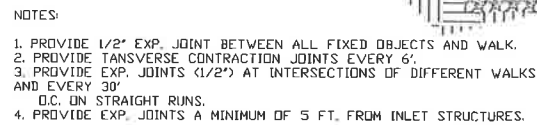


Diagram illustrating the Expansion Joint Layout. The layout shows a series of vertical lines representing expansion joints. The diagram is labeled "EXPANSION JOINT LAYOUT" at the bottom. A horizontal line at the top is labeled "TRANSVERSE JOINT MARKINGS (TYP.)". A horizontal line in the middle is labeled "EXPANSION JOINT (TYP.)". A vertical arrow on the right side is labeled "SLOPE 1/4\"/>

CONCRETE SIDEWALK WITH TURNDOWN CURB
N.T.S.



HANDICAP SIGN DETAIL
N.T.S.



EXTERIOR CLEANOUT DETAIL



TYPICAL PAVEMENT SECTIONS



SECTION A-A

Hardware Cloth and Gravel Inlet Protection
N.T.S.

PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"

Concrete Washout
N.T.S.

DETAILS
NO SCALE



759 TIMBER RIDGE DR. LEXINGTON, TN 38351

PROJECT

DA

DATE
July 13, 2016

SHEET
C-5.0

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24